

MEMORANDUM

JULY 25, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PETER DREIER

SUBJECT: FRANKLIN FIELD/SOUTH DORCHESTER PARCELS AT
76, 77 LUCERNE STREET, WARD 14

The Authority has been requested to transfer two small lots of approximately 4,900 and 4,500 sq. ft. located at 76 and 77 Lucerne Street in the Franklin Field/South Dorchester neighborhood to the Boston Natural Areas Fund, Inc. The lots will be developed and maintained as a community garden and tot lot.

The Boston Natural Areas Fund, Inc., is working closely with Acorn to utilize grants of \$14,301 for the community garden and \$24,500 for the tot lot, both received through the Neighborhood Development and Employment Agency's Grass Roots Program. Because of the expenditure deadline for these funds, the staff is requesting a vote of Final Designation. Both sites have undergone extensive agency and community review and have broad-based community support.

It is therefore recommended that the Director be authorized to enter into a Land Disposition Agreement with and transfer the property at 76 and 77 Lucerne Street to the Boston Natural Areas Fund, Inc.

VOTED: That the Director be and hereby is authorized to enter into a Land Disposition Agreement and convey the property located at 76 and 77 Lucerne Street to the Boston Natural Areas Fund, Inc., for the sum of one dollar (\$1.00) for the purpose of establishing and maintaining a community garden and tot lot.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF 76, 77 LUCERNE STREET, DORCHESTER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
OF 76, 77 LUCERNE STREET, DORCHESTER (WD14)

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston Natural Areas Fund, Inc., has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcels 76, 77 Lucerne Street, Dorchester; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Natural Areas Fund, Inc., be and hereby is finally designated as Redeveloper(s) of Parcels 76, 77 Lucerne Street, Dorchester.
2. That it is hereby determined that Boston Natural Areas Fund, Inc., possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Boston Natural Areas Fund, Inc., for the development of Parcels 76, 77 Lucerne Street conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 76, 77 Lucerne Street, Dorchester to Boston Natural Areas Fund, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



**City of Boston
Neighborhood
Development and
Employment Agency**

15 Beacon Street
Boston, Massachusetts 02108
617/720-4300

10 July 1985

Mr. Stephen Coyle and
Members of the Board
Boston Redevelopment Authority
City Hall - Floor 9
Boston, Massachusetts 02201

Dear Mr. Coyle and Members of the Board:

The Development Division of the Neighborhood Development and Employment Agency requests that the Boston Natural Areas Fund be granted tentative as well as final designation simultaneously for 76 and 77 Lucerne Street and that the entire land disposition process be addressed posthaste. Such action will make possible a much needed open-space project in the Franklin Field/South Dorchester neighborhood funded by the Division's Grassroots Program.

The Neighborhood Development and Employment Agency issued an RFP in the Fall of 1984 for the Grassroots Program and both projects/sites were selected as appropriate projects for immediate reclamation of vacant public land in Boston's neighborhoods.

Seventy-seven Lucerne Street will be transformed by ACORN, the sponsoring organization, into a community garden, surrounded on three sides by meadows on land leased from the Real Property Department. The community garden will reclaim vacant land and immediately put it into a productive use. It will enable families and individuals of low income to grow their own produce and thereby reduce personal expenditures on food items. This intensive use of the area also motivates individual investment as well as maintenance and security for the area and the larger neighborhood.

ACORN, in partnership with Boston Urban Gardeners, will transform the vacant lot at 76 Lucerne Street into a tot lot of top-quality, sturdy play equipment in a park-like setting (see attached preliminary drawings and specifications). This tot lot will in turn transform one of the most scarred neighborhoods in Boston, has already brought together neighborhood residents in a creative cooperative effort, and will continue to stimulate residents' imagination, skill building, and confidence.

The proposed Grassroots projects for both sites are feasible, appropriately funded, and have both undergone intensive design and cost reviews. Security and ongoing maintenance have been addressed

(continued)

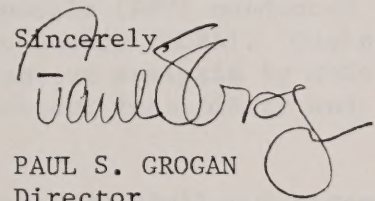
Mr. Stephen Coyle and
Members of the Board
10 July 1985
Page Two

at both sites. Both projects reflect NDEA's commitment to open and usable green space for community residents of all ages as well as the City's commitment to appropriate neighborhood development. By the reclamation of these vacant lots at 76 and 77 Lucerne Street for open space, long range redevelopment plans for the area will not be jeopardized. The transformation of these two corner lots into attractive amenities will only encourage and leverage appropriate long range development plans and investment for the neighborhood. With disposition of these two parcels to the Boston Natural Areas Fund, all public liability issues will be addressed by the Boston Natural Areas Fund.

The transfer of these parcels to the Boston Natural Areas Fund for open space improvements will encourage and nurture a spirit of cooperation among community residents and City Departments and further the City's commitment to open space and the reclamation of vacant land for use by community residents.

Thank you very much for your cooperation.

Sincerely,



PAUL S. GROGAN
Director

cc: D. Treitsch
ACORN
B.U.G.
BNAF



**City of Boston
Neighborhood
Development and
Employment Agency**

15 Beacon Street
Boston, Massachusetts 02108
617/720-4300

FOR LAW DEPARTMENT REVIEW

April 10, 1985

Vol. 311 11

FINANCE COMMISSION

The Honorable Raymond L. Flynn
Mayor of the City of Boston
City Hall
Boston, Massachusetts 02201

Dear Mayor Flynn:

I respectfully request your Honor's permission to award a contract to Boston Urban Gardeners, a non-profit organization, located at 33 Harrison Avenue, Boston, Massachusetts, 02111, for the purpose of improving existing neighborhood open space.

Under the terms of the contract, the Contractor will, together with A.C.O.R.N., create a tot lot at 76 Lucerne Street. The Contractor was selected based upon an evaluation of its proposal submitted in response to a Request for Proposals (RFP) conducted by the Neighborhood Development and Employment Agency (NDEA). Costs were determined to be reasonable after extensive analysis by NDEA staff. Other selection criteria include project feasibility and administrative capability.

Compensation under the terms of this contract shall not exceed twenty four thousand, five hundred and twenty eight (\$24,528) dollars, payment being made from the Community Development Block Grant (CDBG) program. The period of performance shall be from May 1, 1985 until December 31, 1985.

The Contractor has received many CDBG grants over the past several years, and has provided excellent services. As this is a negotiated contract at a reasonable cost, based upon an extensive review of proposals, I believe that public advertising would serve no useful purpose. I, therefore, request permission to dispense with inviting sealed bids by advertising in the City Record pursuant to authority granted under the City of Boston Code St. 4 s 5.

APPROVED

Raymond L. Flynn

MAYOR OF BOSTON, MA.

PSG/JMB/111

Sincerely,

Paul S. Grogan

Paul S. Grogan
Director

MAY 31 1985



July 8, 1985

Steven Coyle,
Director
Boston Redevelopment Authority
1 City Hall Plaza
Boston, Massachusetts 02201

Dear Sir:

Boston Urban Gardeners enthusiastically supports the Boston Natural Areas Fund's proposal to your agency to purchase the vacant parcel at 76 Lucerne Street in Dorchester.

Boston Urban Gardeners (in cooperation with Carrie Sargeant of the local block association and the Acorn organization) has been awarded a Grassroots grant from the City of Boston's Neighborhood Development and Employment Agency in the amount of \$24,528. These funds, in conjunction with the purchase by BNAF, will enable us to develop the site as a much-needed permanent play area for the neighborhood's many young children. While older children can avail themselves of the recently renovated Franklin Field located approximately half a mile to the north, there is no accessible playground for the community's youngest members. It was this need that motivated the neighborhood to seek our assistance in applying for a Grassroots grant.

The parcel in question is uniquely located with good surveillance by abutting homeowners and tenants. It is adjacent to an area which will almost undoubtedly be redeveloped for residential purposes. Any new families in the area will also require nearby play space for their children.

The design for the tot lot submitted to and funded by the Grassroots program was formulated with broad-based community participation and support. In addition, representatives from the Public Facilities Department and the Mayor's Office of Community Participation attended several of the community's planning and design meetings.

We urge you to recommend to the BRA's Board of Directors that the BRA designate the Boston Natural Areas Fund for tentative and final designation for development of 76 Lucerne Street in Dorchester. If you, your staff or any members of the Board have any questions regarding this matter, please do not hesitate to request further information.

Thank you very much.

Sincerely,

Charlotte Kahn

Charlotte Kahn
Executive Director

cc: BNAF
NDEA
Carrie Sargeant

Groups Get NDEA Funds for Work on Vacant Lots

The city's Neighborhood Development and Employment Agency (NDEA) has announced that nine local neighborhood associations will be receiving grants under its "Grassroots" Program to start improvements to City-owned vacant lots in Dorchester and Roxbury.

The groups are: Dorchester Gardenlands, Federated Dorchester Neighborhood House, Col. Daniel Marr Boys' and Girls' Club, ACORN, Boston Urban Gardeners, Community Homeowners Association, Quincy/Geneva Community Gardens, Boston Urban Gardeners and Boston Neighborhood Housing Services. Grassroots enables neighborhood groups to clean-up and transform City-owned vacant lots into parks, playgrounds, community gardens, meadows and a variety of other uses.

Mayor Raymond L. Flynn commented, "Grassroots" is a particularly appropriate name for this program. With NDEA support, community groups can initiate, plan, construct and maintain these now-vacant lots. Transforming an eyesore into an attractive area is not only gratifying to those involved, but helps improve the entire neighborhood."

The groups will undertake a variety of projects. Dorchester Gardenlands will enlarge a community garden by cleaning and fertiliz-

ing an adjacent vacant lot at 8-12 Leyland Street. The group will also be renovating a community park at 7-11 Leyland Street.

Federated Dorchester Neighborhood House (FDNH) is also undertaking two projects—a new recreation area and lot at 222 Bowdoin Street and a community garden, picnic and sitting area at 118 Hamilton Street. The Colonel Daniel Marr Boys' and Girls' Club will be clearing an unattractive vacant lot next door to the Club and constructing a new lot on the site. The project will include a retaining wall, a play structure, sand box, benches, fencing and trees.

ACORN is working with NDEA to clean and improve over 75,000 square feet of vacant land in the Lucerne-Arbutus-Balsam Street area of South Dorchester. Through NDEA's Vacant Lot Clean-up program, tons of used construction materials which had been dumped in the area were removed. At 77 Lucerne Street, the group will create a community garden by cleaning and fencing the lot, adding top soil, a bark mulch, path, trees and shrubs and tapping a water supply. Meadows will be created by planting special grasses at 73 and 84 Lucerne Street, 12, 14, 21 and 25 Arbutus Street and 5, 7, 9, 14 and 18 Balsam Streets.

Technical assistance for the ACORN meadows project is being provided by landscape design students from the Harvard Graduate School of Design. The meadow sites will be protected by placing telephone poles around the perimeters. At 76 Lucerne Street, Boston Urban Gardeners (BUG) and ACORN will create a new lot by cleaning and grading the site and installing a fence, paths, play equipment, benches and trees.

Charlotte Kahn of BUG commented, "The NDEA Grassroots Program is the first public commitment in many years to the devastated areas off Blue Hill Avenue. The Grassroots grant speaks to the new viability of the Lucerne Street area. In a broader sense, Grassroots, with its community involvement, helps neighborhood groups define both their needs and the solutions to meeting those needs."

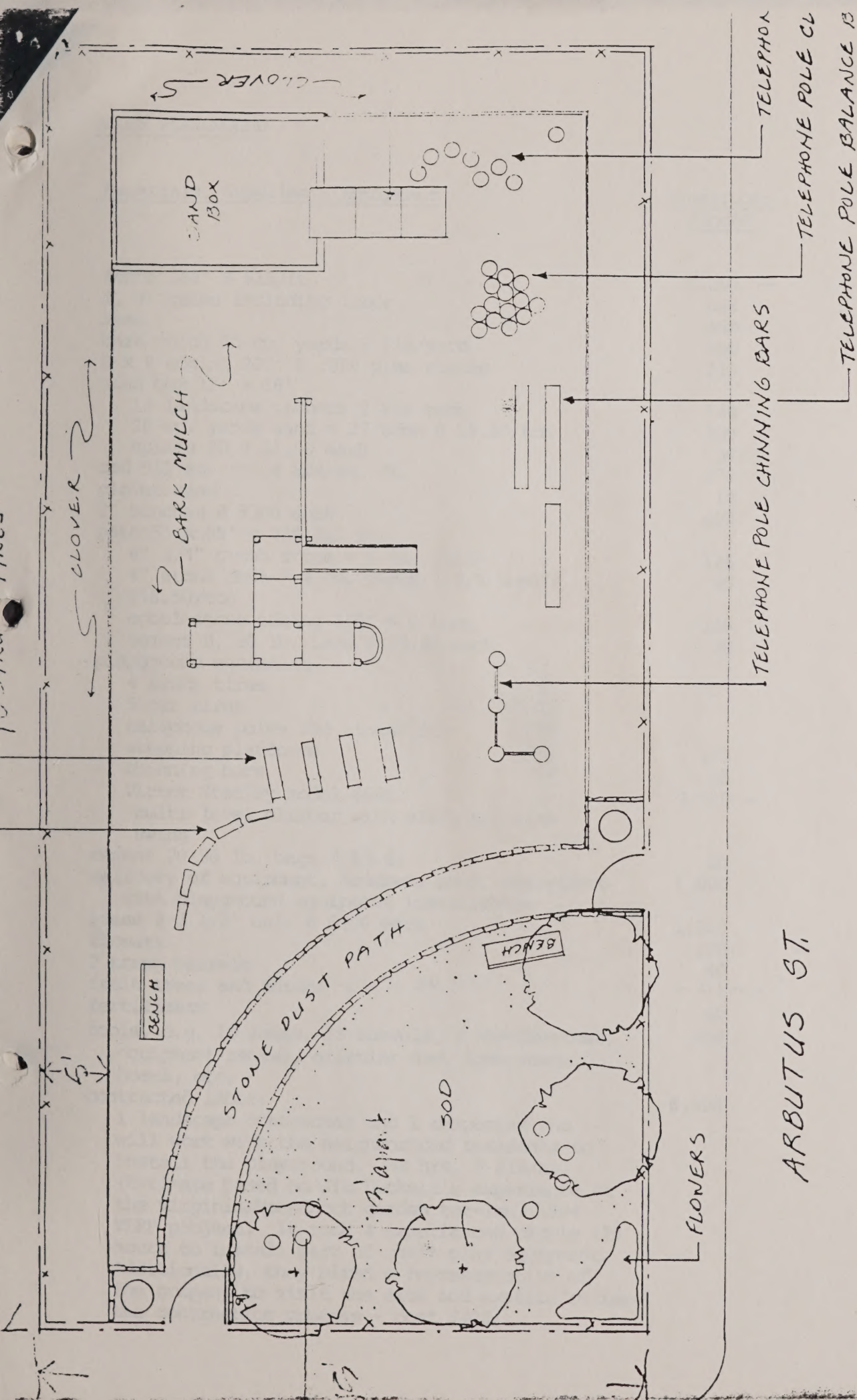
District 4 (Dorchester-Mattapan) City Councillor Charles Yancey said, "These projects address several pressing needs in Dorchester and Mattapan—cleaning vacant lots, improving the soil on those lots and adding recreational facilities for our children. We're very glad to see community groups working together to make our neighborhoods more attractive."

District 3 (Dorchester) City Councillor James Byrne said, "In Dorchester, projects like clearing and

revitalizing vacant lots tend to have a ripple effect. We are very glad to see participation by Dorchester neighborhood groups in this valuable program."

Boston Urban Gardeners (BUG) is undertaking two projects in Roxbury. At 397 Dudley Street, BIG is creating a lot for the many children in the area and revitalizing an adjacent ailing garden. BUG is working on the Dudley Street project in close cooperation with Alianza Hispana and Nuestra Comunidad. The project will also be used for training participants in a NDEA-funded landscape construction program. In addition, BUG is clearing vacant land on Magnolia Street and, with the addition of topsoil and other improvements, turning it into a community garden.

The NDEA Grassroots Program is competitive and, if selected for funding, the neighborhood groups sign a lease with the City for use of the lot and agree to maintain the property for two years. Many community groups have leveraged additional commitments for their projects from the private sector, from other public financing sources, from outside organizations and from simple fundraising activities such as bake sales and car washes. "Grassroots" grant to neighborhood organizations range from \$5,000 - \$40,000.



water for lawn & flowers?
 site is flat & clean
 site is in vast cleared area

24528⁰⁰
~~24528~~

ACORN TOT LOT - PLAYGROU

ACORN PLAYGROUND

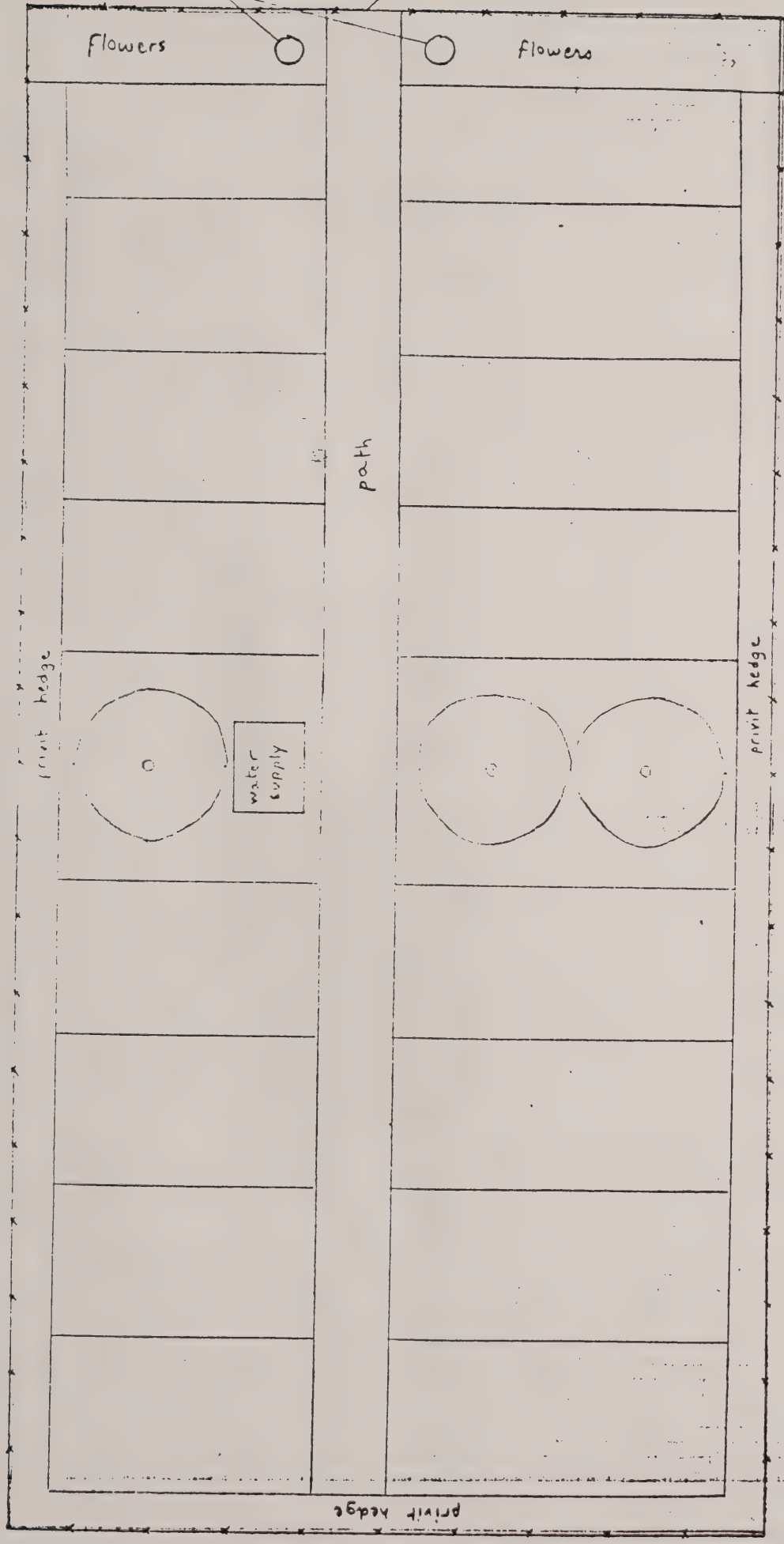
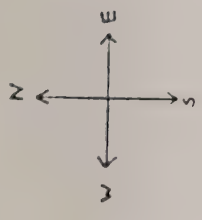
<u>Materials, Supplies & Equipment</u>	<u>Grassroots funded</u>	<u>Match funded</u>
fence 284' @ \$15/ft	4,260	—
2, 4' gates including labor	600	—
loam	468	—
bark mulch 50 cu. yards @ \$18/yard	900	—
2 x 8 edging 220' @ .88¢ plus stakes	215	—
sand box 12' x 16'		
14 landscape timbers @ \$10 each	140	—
20 cu. yards sand = 27 tons @ \$8.50/ton	230	—
spikes 20 @ \$1.50 each	30	—
sod 911 sq. ft. @ \$24/sq. ft.	220	—
clover seed	10	—
2 benches @ \$300 each	600	—
path 5' x 65' = 325 Sq. ft.		
6" 3/4" crush stone = 6 cu. yards	125	—
4" stone dust = 4 cu. yards = 5.5 tons @ \$16.50/ton	90	—
cobblestone edging 130' = 2 tons	160	—
cement 8, 80 lb. bags @ \$3.85 each	30	—
playground equipment		
4 truck tires		60 (donated)
5 car tires		50 (donated)
telephone poles 200 linear ft.		(donated-city)
stepping platforms	125	—
chinning bars	25	—
Victor Stanley model 6660	3,595	—
multi level climber with slide and tire swing		
cement 20 80 lb. bags @ \$3.85	80	—
delivery of equipment, benches, prof. assistance with playground equipment installation	1,000	—
trees 4-3 1/2' cal. @ \$300 each	1,200	—
flowers	100	—
2 trash barrels	40	—
fruit trees and shrubs <i>would do these go in plant in closure?</i>	40	500 (Fruition)
fertilizers	40	—
tools, e.g. 10 rakes, 10 shovels, 4 wheelbarrows, equipment rental, circular saw, lawn mower, hoses, etc.	600	600 (BUG)
contracted labor:	6,000	—
1 landscape contractor and 1 carpenter who will work with the neighborhood residents to install the playground. 333 hrs. @ \$18/hr. (Estimate based on Jim Luckett's experience at the Virginia/Monadnock garden tot-lot, 1984 VLRP project, It took 4 experienced people 120 hours to install part of their play equipment. Additionally, they hired a representative of the company to visit the site and explain/review the contruction process - cost \$400).		

13,803

ACORN Playground, continued

	<u>Grassroots</u> <u>funded</u>	<u>Match</u> <u>funded</u>
TOTAL ESTIMATED COST	\$ 20,883	\$1,210
<u>Personnel</u>		
project management 20%		
BUG		
ACORN	2,872 (13%)	633 (3%)
local home stipend	663 (3%)	
20 adults 1000 hours @ \$7/hr.	110 (5%)	110 (5%)
10 teenagers 500 hours @ \$4/hr.		7,000
		2,000
<u>Maintenance</u>		
728 hours daily clean-up @ \$5/hr.		3,640
40 hours seasonal repairs and maintenance @ \$5/hr.		200
maintenance costs lawnmower, trash bags, etc.		60
<u>Other</u>		
design 10%		2,209
TOTAL	\$ 24,528	\$17,092
TOTAL ESTIMATED PROJECT COST	\$ 41,620	

Community Garden on 77 Luterne St.
 4900 S.F. (100 F x 49 F)
 BRA-owned.



14,301.00
 incl. Comm. garden
 and meadows.

needs fill
 some fence in place

AGENCY NAME: ACORNPRELIMINARYGRASSROOTS PROJECT BUDGETMATERIALS, SUPPLIES, & EQUIPMENTGrassroots
fundedMatch
funded\$ amount\$ amount

1) Urban meadow

- top soil (60 000 SF at 3" deep) donated by the City of Boston * —
- telephone poles + installation donated by the City of Boston *
- Clover and wildflower seeds \$ 3,000 —
- 3 trash barells + trash bags \$ 140
- Brushcutter and lawnmower \$ 800
- Rakes, shovels and wheelbarrows \$ 250
- Signs (for information after seeding) \$ 400
- 2 Benches \$ 600

2) Community garden

- Fencing (298' of 4'-9" fence at \$ 15/ft) \$ 4,470 —
- Gate (4' gate) \$ 100 —
- 2 trash barells + trash bags \$ 100
- path edges (2"x8" 200' long + stakes \$ 200
- bark mulch path (4" deep, 6½ cu. yds at \$ 20/yd) \$ 130
- top soil 4.400 SF at 12" deep (163 yds at \$ 17.50/ yd) donated by the City of Boston *
- privit hedge / plant every 3' = \$ 251
76 plants at \$ 3.30
- flowers \$ 200 —
- fruit trees acquired through State's Fruition Program
- water supply \$ 800 —
- lock and keys \$ 60

Site preparation

- Back hoe to spread soil \$ 2 000
(16 hrs at \$ 125/hr)**

TOTAL ESTIMATED COST\$ 13 501*Back flow preventor*

AGENCY NAME: ACORN

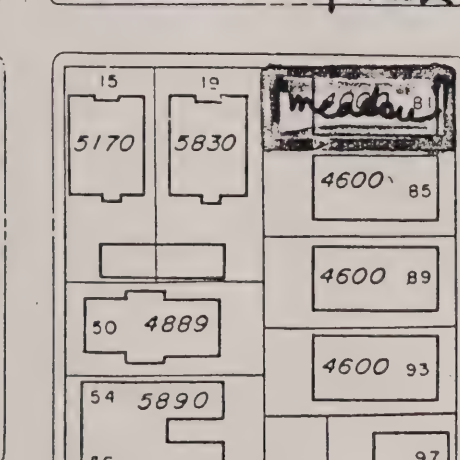
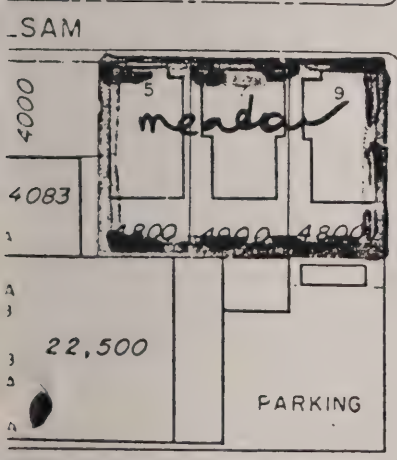
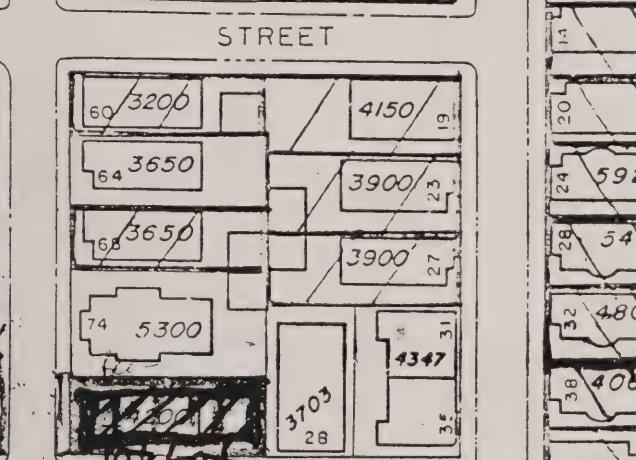
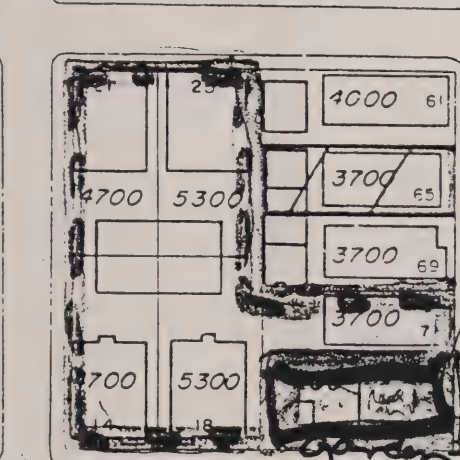
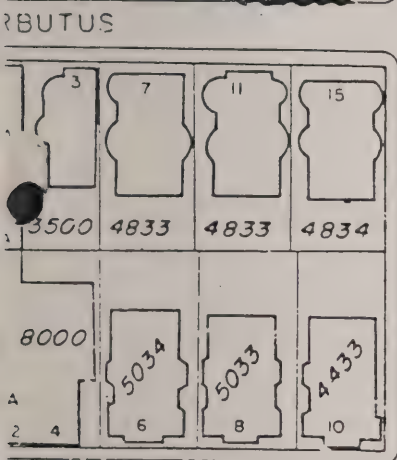
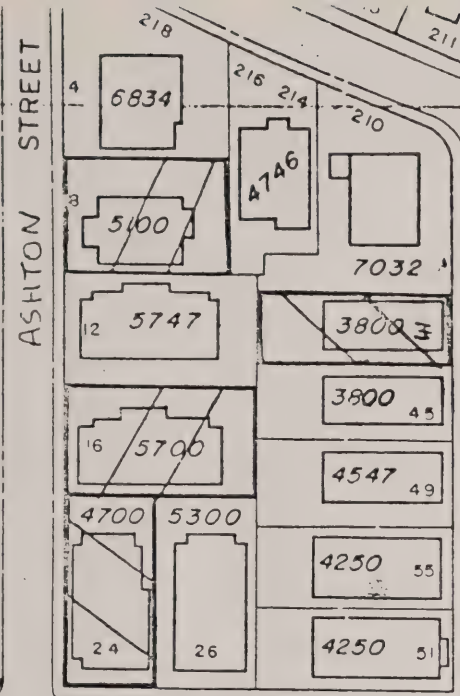
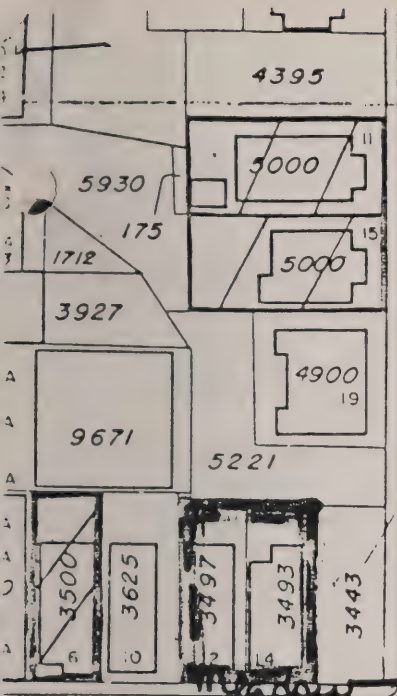
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<u>PERSONNEL</u>		<u>\$ amount</u>	<u>\$ amount</u>
<u>Type</u>	<u>number</u>		
Project managers	(2)		free
Teenagers	(10)		free
Neigh. people	(15)		free
 <u>Maintenance</u>			
Continual maintenance	(18hrs/mth for 2 yrs at \$ 5/hr)		free (\$ 2 160)
 <u>Other</u>			
Design fee			donated ***
Insurance		\$ 800	
	TOTAL:	<u>\$ 800</u>	<u>\$ 2 160</u>
TOTAL ESTIMATED PROJECT COSTS:		<u>\$ 14 301</u>	<u>\$ 2 160</u>

* see attached letter from Office of Neighborhood Services

** Back hoe is needed to spread soil fast so soil won't stolen overnight

*** see attached letter by Prof. Anne Spirn.





City of Boston
Real Property
Department

Boston
Boston City Hall
Boston, Massachusetts 02108

J. Edward Roche

William J. Hannon
Assistant Commissioner

TO: William Moratta
N.D.E.A.

FROM: Commissioner Roche
Real Property Department

DATE: December 12, 1984

SUBJECT: Acorn's Proposal

JEH

I support Acorn's efforts to upgrade the area bordered by Woodrow Avenue, Blue Hill Avenue, Irma Street and Callendar Street.

Acorn members have worked hard this past summer working with the Real Property Department in trying to improve the quality of life in this area of the City, their proposal to the NDEA Grassroots program is a continuance of their efforts in this regard.

I support their proposal to landscape the area which will result in improvement of city-owned property in the area in question, for the benefit of all in the neighborhood.

I wholeheartedly support their proposal.

cc: George Melas



HARVARD UNIVERSITY

GRADUATE SCHOOL OF DESIGN

December 7, 1984

Ms. Carrie Sargeant
Ms. Maud Hurd
Acorn
169 Mass. Ave.
Boston, MA 02115

Dear Ms. Sargeant and Ms. Hurd:

I am writing this letter in support of your proposed project in the Arbutus street neighborhood. Your plan to try several different meadow/clover field treatments may yield important information about the potential application of these treatments elsewhere. I think your proposal to implement improvements in several phases sounds sensible, especially as you will be able to apply lessons learned in this first phase to further improvements in the next year. In response to your question regarding the availability of students from Harvard to work with you this Spring, I am sure we could either incorporate the project into a studio course or identify a student who would be interested.

Good luck with your proposal.

Sincerely,

Anne Whiston Spirn
Associate Professor

AWS/tep



Boston Natural Areas Fund, Inc.

working toward a greener city
75 WEST ST., BOSTON, 02111
617.542-7696

15 July, 1985

Board of Directors

Oliver F. Ames
Fiduciary Trust

Eugenie Beal
Urban Affairs

Richard E. Bennink
*Fund for Preserv'n of
Wildlife & Natural
Areas*

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*Shawmut Bank
of Boston*

John Blackwell
Planner

Norman T. Byrnes, Esq.
*Gaston Snow &
Ely Bartlett*

Richard B. Fowler
Robert Fowler & Sons

Cecile H. Gordon
New Eng. Telephone

Herbert W. Gray
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David W. Hoffman
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Katharine D. Kane,
Urban Consultant

Caleb Loring, Jr.
*Fidelity Management
and Research*

Nancy Mayo-Smith
Planner

Rev. Thomas E. Payne,
First Church, Roxbury

Elliot Rhodeside
Landscape Architect

James J. Smith
*Boston Conservation
Commission*

Robert L. Stearns
Bank of Boston

Harvey Steinberg
Beacon Construction

Mr. David Trietsch
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Cors. Lucerne & Balsam Sts, Dorchester

Dear Dave:

Enclosed is our HUD-6004 public disclosure statement, duly executed.

Boston Natural Areas Fund, Inc., if designated by the Authority, is willing to pay ten cents (10¢) to fifteen (15¢) per square foot, for the two vacant lots formerly numbered 76 & 77 Lucerne Street, Dorchester; they are at the northerly corners of Lucerne Street and Balsam Street. These lots have recently been cleaned and are to be re-planted with NDEA money for neighborhood benefit.

At the Fund, our purpose is permanently protecting neighborhood greens, such as this one.

Sincerely,

John Blackwell
Managing Director

encls.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Natural Areas Fund, Inc.
- b. Address and ZIP Code of Redeveloper: 73 Tremont Street, Boston, MA 02108
- c. IRS Number of Redeveloper: 04-2693273
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Vacant lot at northwesterly corner of Lucerne/Balsam Sts, Dorchester,
vacant lot at northeasterly corner of Lucerne/Balsam Sts, Dorchester,
both lots to be kept open and green forever for permanent neighborhood
benefit.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass.Ch.180 non-profit charitable

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
Mass. Ch.180, 5 September 1979 non-profit charitable & educational
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

see next page

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

~~a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.~~

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

~~e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.~~

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Board of Directors	Norman T. Byrnes, Esq. Gaston Snow & Ely Bartlett
Oliver F. Ames, Director Fiduciary Trust	Richard B. Fowler, Proprietor Robert T. Fowler & Sons
Eugenie Beal, Environmental Consultant	Cecile H. Gordon, Manager, Public Relations New England Telephone Company
Richard E. Bennink, Director The Fund for Preservation of Wildlife and Natural Areas	Herbert W. Gray, Trustee Mutual Bank fsh
Warren Berg, Senior Vice President Shawmut Bank of Boston	David W. Hoffman, Assistant Secretary Liberty Mutual Insurance Companies
John Blackwell, Consulting Land Planner	Katherine D. Kane, Urban Consultant
	Caleb Loring, Jr., Treasurer Fidelity Management & Research
	Nancy Mayo-Smith Planner
	Rev. Thomas D. Payne, First Church, Roxbury
	Elliot Rhodeside, Principal EDAW, Inc., Landscape Architects
	William J. Smith, Chairman Boston Conservation Commission
	Robert L. Stearns, Vice President The First National Bank of Boston

6. Name, address, and nature and extent of interest of each person or entity who has a beneficial interest in any of the shareholders or investors gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

not applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6-above:

not applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION THIS SECTION NOT APPLICABLE

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

not applicable

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

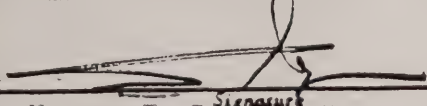
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Norman T. Byrnes
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: July 15, 1985

Dated: _____


Norman T. Byrnes, Esq.
Boston Natural Areas Fund, Inc.
Vice-President & Treasurer
c/o Gaston Snow & Ely Bartlett
50 Milk Street, Boston, MA 02109
Address and ZIP Code

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

BOSTON NATURAL AREAS FUND, INC.

FINANCIAL STATEMENTS FOR THE
YEARS ENDED JUNE 30, 1984 and 1983
AND
ACCOUNTANTS' OPINION

HOLDSWORTH, BURRELL & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS

HOLDSWORTH, BURRELL & COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

FIFTY CONGRESS STREET - ROOM 730
BOSTON, MASSACHUSETTS 02109

(617) 227-2460

To the Board of Directors
Boston Natural Areas Fund, Inc.
73 Tremont Street
Boston, Massachusetts 02108

We have examined the balance sheets of Boston Natural Areas Fund, Inc. as of June 30, 1984 and 1983, and the related statements of revenues, expenses and other changes in fund balances for the years then ended. Our examinations were made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the financial statements referred to above present fairly the financial position of Boston Natural Areas Fund, Inc. at June 30, 1984 and 1983, and the related statements of revenues, expenses and other changes in fund balances, in conformity with generally accepted accounting principles, applied on a consistent basis.

Holdsworth, Burrell & Company

August 30, 1984

BOSTON NATURAL AREAS FUND, INC.

Balance Sheets
June 30, 1984 and 1983

	Operating Fund	Land Purchase Fund	Land Management Assistance Fund	All Funds Combined 6/30/84	All Funds Combined 6/30/83
<u>Assets</u>					
Cash in bank	\$ 6,829			\$ 6,829	\$ 4,640
Investments of gifts and grants					
Boston Safe Deposit and Trust					
Company Cash Reserve Trust	61,511	\$ 97,395	\$3,223	162,129	230,063
Land inventory		67,911		67,911	46,500
Loans receivable			3,000	3,000	5,556
Accounts receivable	770	100		870	
Total assets	<u>\$69,110</u>	<u>\$165,406</u>	<u>\$6,223</u>	<u>\$240,739</u>	<u>\$286,759</u>
<u>Liabilities and fund balances</u>					
Real estate taxes and interest payable		\$147,140		\$147,140	\$147,140
Accounts payable	\$ 3,507		\$1,140	4,647	8,445
Payroll taxes accrued & withheld	670			670	
Total liabilities	<u>4,177</u>	<u>147,140</u>	<u>1,140</u>	<u>152,457</u>	<u>155,585</u>
Fund balances	<u>64,933</u>	<u>18,266</u>	<u>5,083</u>	<u>88,282</u>	<u>131,174</u>
Total liabilities and fund balances	<u>\$69,110</u>	<u>\$165,406</u>	<u>\$6,223</u>	<u>\$240,739</u>	<u>\$286,759</u>

See notes to financial statements.

BOSTON NATURAL AREAS FUND, INC.

Notes to Financial Statements

1. SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

In order to ensure observance of limitations and restrictions placed on the use of the resources available to the Fund, the accounts of the Fund are maintained in accordance with the principles of "fund accounting". This is the procedure by which resources for various purposes are classified for accounting and reporting purposes into funds that are in accordance with activities or specified objectives.

All gains and losses arising from the sale, collection, or other disposition of investment and other noncash assets are accounted for in the fund which owns such assets. Interest income derived from investment of all the funds on hand is currently accounted for in the Land Purchase Fund.

All other unrestricted receipts are accounted for in the unrestricted Operating Fund. Restricted gifts, grants, appropriations, endowment income, and other restricted resources are accounted for in the appropriate restricted funds, except that where appropriate, 20% of such restricted revenues is used for operating overhead expenses. Operating Funds, if so restricted, are reported as revenues and expenditures when expended for current operating purposes.

Land Inventory

Land held by the Fund is currently of two types: Urban Wilds and Urban Gardens. Urban Wilds are held briefly during conveyance to the City of Boston. Urban Gardens are held indefinitely. The inventory is carried at acquisition cost which includes carrying charges such as interest on mortgages, title search and overhead.

Revenue Recognition

General and administrative expenses are incurred in pursuing the acquisition of land. A portion of such expenses is charged periodically to the land inventory and is reflected as capitalized overhead among the revenue of the Fund.

2. ORGANIZATION AND TAX STATUS

The Fund was organized under Chapter 180 of the Massachusetts General Laws on September 5, 1979. It has received an advance ruling from the Internal Revenue Service exempting it from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code. It is expected to be a publicly

WE THE COMMUNITY OF SOUTH DOECHESTER ARE WILLING TO
HELP BUILD A TOT LOT, COMMUNITY GARDEN AND A CLOVER MEADOW
FIELD.

James J. [unclear]

James J. [unclear]
97 Callender St.

James J. [unclear]
71 Callendar St.

James J. [unclear]
95 Callender St.
Dec. 11, 1924

James J. [unclear]
83 Callender St.

James J. [unclear]
179 Callender St.

James J. [unclear]
179 Callender St.

James J. [unclear]
1 Irma St. Dec.

James J. [unclear]
19 Irma St. 1/11/24

James J. [unclear]
1 Irma St.

James J. [unclear]
24 Irma St.

James J. [unclear]
32 Irma St.

James J. [unclear]
27 Irma St. Dec. 12, 24

James J. [unclear]
19 Irma St.

James J. [unclear]
Dec. 12, 24

James J. [unclear]
44 Irma St. Dec. 12, 24

James J. [unclear]
44 Irma St. Dec. 12, 24

James J. [unclear]
44 Irma St. Dec. 12, 24

John Hughes

7 Irma St.

Dor, Ma. 02124

Gavin Pentick

24 Irma St

Dor. Mass 02124

Young Joseph

60 ARBUTHNOT ST

Worcester, Mass

ALICE L. LACROIX

Rebecca Henry 41 LICKER ST

202 Calender St. Worcester, Mass 02124

Worcester 02124

259 Normandy St

Blairstown

IVAN ALLEN 7 PEARCE VALE RD. DOR. MASS

Quake Minter 21 Whitman St. Dorch, Mass.

Joie J. Headen 7 Irma St. Dor. Ma 02124

John J. O'Hanlon 141 1/2 St. Worcester, Mass 02124

Lucille Monty 14 Whitman St. Worcester Mass 02124

Jaundra Stanley 14 Whitman St. Worcester Mass 02124

Azie L. Whitman 199 Worlowan Dor Ma 02124

Please help us get our children of the street.
worthy sits

I would like to see this play-ground made
for the area children, they are in great need
for this.

Katherine Schoonmaker

Yes, I strongly believe that a children's
playground in my area is necessary and wanted.

Clair Turner

The children of South Dorchester need
a playground area, other than the
street, we believe in this project very
strongly,

Rt & Mrs R. Turner Jr.

Yes, I think a playground would be good
for this area. It would help the
parents and kids out a lot.

Ethel A. Orr

Yes I would like to
see a children playground

Mrs. Floyd (owner)

I absolutely would like a children
play ground in this area.

Harold Gabriel

Yes I would like to see a play ground
in this area and all the open lots
Clean up ~~the~~ in this area

Herman Difo

owner

I Am willing to participate in any
way I can to serve this community, and
also love to see a playground for our
children in the neighborhood.

Edell Jordan

The area needs a playground for the kids.
Susan Smith

We need a playground for the kids in this area.

Wotlyn Ramsey
owner

The community definitely needs a communal play area for the children
Deborah Hughes

Please give the young children some place to play. To get off the street.

Vivian Hughes
(dancer)

I will participate in building a childrens play ground

Mr. Harston
41 Luane St

I think the community definitely need a tot lot. Somewhere where children can play safely.

Dianna Mitchell - 21 Whitman St
Dorchester, MA